

Chapter 19.28

DOWNTOWN SPECIFIC PLAN DISTRICT

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Section 19.28.010 Downtown specific plan district established.

A zoning district entitled "Downtown Specific Plan District" (DSP) is established as shown on the official precise zoning plan, zoning district map, city of Sunnyvale, on file in the office of the city clerk and incorporated by reference. (Ord. 2623-99 § 1 (part): prior zoning code § 19.30.010).

Section 19.28.020 Findings and purpose.

- (a) The city council makes the following findings:
 - (1) Implementation of the downtown specific plan will provide a vibrant and interesting center which includes the concentration of many activities vital to sustaining the economic strength, regional prominence, and visual image of the city.
 - (2) Implementation of the downtown specific plan will create employment and housing opportunities in an urban setting and will provide a center for social interaction for residents of the city.
- (b) It is the purpose of the provisions of this chapter to:
 - (1) Protect and promote the public health, safety, peace, comfort and general welfare;
 - (2) Establish the procedure for adoption of the orderly physical development of the district;
 - (3) Conserve property values and maintain the historic architectural and cultural qualities of properties within the district;
 - (4) Protect the character and stability of adjacent residential

neighborhoods;

(5) Define the development procedures and administrative requirements for the district. (Ord. 2623-99 § 1 (part): prior zoning code § 19.30.020).

Section 19.28.030 Downtown specific plan generally.

The downtown specific plan is incorporated by reference. The specific plan includes architectural and urban design guidelines, site development standards and planned public parks and other facilities which will be implemented through zoning and subdivision regulations, development standards, design guidelines, public and private improvements and an economic development strategy. (Ord. 2623-99 § 1 (part): prior zoning code § 19.30.040).

Section 19.28.040 Regulations generally.

(a) The regulations contained in this chapter shall apply in the DSP downtown specific plan district.

(b) Whenever this chapter does not provide specific standards and/or procedures for the review, approval and/or administration of development projects within the DSP district or for appeals concerning approvals or administration of development projects, the standards and procedures contained in Title 19 shall apply.

(c) The owner or occupant of land or buildings used for any purpose in the downtown specific plan district shall provide the facilities as required by and which conform with the regulations set forth in this chapter; provided however, that buildings, structures or uses lawfully constructed or established prior to the effective date of this chapter which do not comply with the provisions hereof shall be deemed legally nonconforming in accordance with the provisions of Chapter 19.50. (Ord. 2623-99 § 1 (part): prior zoning code § 19.30.050(a), (b)).

Section 19.28.050 Downtown Specific Plan subdistricts.

(a) Subdistrict 1, consisting of Block 1, is reserved for mixed uses.

(b) Subdistrict 2, consisting of Block 2, is reserved for commercial historic uses.

(c) Subdistricts 3, 4, 5 and 17, consisting of Blocks 3, 4, 5 and 17, are reserved for the construction, use and occupancy of up to forty-eight dwelling units per acre (very high density residential), except for single room occupancy uses, which are not subject to the density limitation.

(d) Subdistrict 7, consisting of Block 7, is reserved for mixed uses.

(e) Subdistricts 6 and 10a, consisting of Block 6 and portions of Block 10, are reserved for the construction, use and occupancy of up to thirty-six dwelling units per acre (high density residential).

(f) Subdistricts 8, 9, 10, 11 and 12, consisting of portions of Blocks, 8, 9 and 10, Block 11 and Block 12, are reserved for the construction, use and occupancy of up to fourteen dwelling units per acre (low-medium density

residential).

(g) Subdistrict 8a, consisting of a portion of Block 8, is reserved for the construction, use and occupancy of up to twenty four dwelling units per acre (medium density residential).

(h) Subdistricts 8b and 9a, consisting of portions of Blocks 8 and 9, are reserved for the construction, use and occupancy of up to seven dwelling units per acre (low density residential).

(i) Subdistrict 13, consisting of Block 13, is reserved for mixed use office and residential.

(j) Subdistricts 14, 15, 16, and 18a, consisting of Blocks 14, 15, 16 and 18a, are reserved for office use.

(k) Subdistricts 18 and 18b, consisting of Block 18 and 18b, are reserved for mixed use. (Ord. 2623-99 § 1 (part)).

Section 19.28.060 Permitted, conditionally permitted and prohibited uses in mixed use, commercial and office DSP subdistricts.

(a) Table 19.28.060 sets forth those uses which are permitted, conditionally permitted, and prohibited in mixed use, commercial and office DSP subdistricts and the type of approval a use requires.

(b) It is a violation of this chapter to:

(1) Engage in a use that is conditional without complying with the imposed conditions;

(2) Engage in a prohibited use.

(3) Engage in a use requiring a miscellaneous plan permit, use permit or special development permit without obtaining the required permit.

(c) All permitted uses may be conducted within existing enclosed buildings with no new construction or additions or changes to the exterior of the building. New construction within any subdistrict requires a special development permit as set forth in Chapter 19.90, except that subdistrict 2 (commercial historic) requires a landmark alteration permit as set forth in Chapter 19.96. Minor changes to the exterior of a building may be approved by the director of community development by a miscellaneous plan permit as set forth in Chapter 19.82. (Ord. 2673-01 § 3; Ord. 2649-00 § 4; Ord. 2623-99 § 1 (part); prior zoning code §§ 19.30.060, 19.30.090, 19.30.140--19.30.170 (part)).

**TABLE 19.28.060
Permitted, Conditionally Permitted and Prohibited Uses in
Mixed Use, Commercial and Office DSP Subdistricts.**

In the table, the letters and symbols are defined as follows:

P = Permitted use

SDP = Special development permit required

MPP = Miscellaneous plan permit required

N = Not permitted, prohibited

DSP MIXED USE, COMMERCIAL AND OFFICE SUBDISTRICTS	1	2	7	13	14, 15, 16 and 18a	18 and 18b
1. Residential						
A. Single-family dwelling and	N	N	N	P¹	P	P

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accessory buildings and uses developed on an existing, legally created lot						
B. Boarding and lodging for less than three persons	N	N	N	P ¹	P	P
C. Residential dwellings and accessory buildings and uses	SDP	SDP	SDP	SDP	SDP	SDP
D. Multifamily residential development	SDP	SDP	SDP	SDP	N	N
E. Single room occupancy (SRO) living unit facilities	N	N	SDP	SDP	N	N
F. Single room occupancy (SRO) residential hotels	N	N	SDP	SDP	N	N
2. Recreational Uses						
A. Amusement, physical, cultural and recreational enterprises	SDP	P	P	N	N	P
B. Entertainment establishments	SDP	SDP	SDP	N	N	P
C. Lodge halls, fraternal associations and social clubs	N	P	SDP	N	N	N
D. Parks, playgrounds and recreational areas	SDP	SDP	SDP	SDP	N	SDP
E. Theaters, including both movie theaters and theaters for live performances	SDP	SDP	N	N	N	SDP
3. Commercial Uses						
A. Assembly, compounding, manufacture or processing of merchandise or products, except such as are customarily incidental or essential to permitted retail commercial and service uses	N	N	N	N	N	N
B. Automobile service stations	N	N	N	N	N	N
C. Automobile vehicle-related parts sales, rentals, sales, repair or services uses	N	N	N	N	N	N
D. Cardrooms	N	N	N	N	N	N
E. Child care center	SDP	SDP	SDP	SDP	SDP	SDP
F. Family daycare, small	SDP	N	SDP	P ³	P ³	P ³
G. Family daycare, large	SDP	N	SDP	P ³	P ³	P ³
H. Drive-through businesses	N	N	N	N	N	N
I. Financial institutions such as banks and savings and loans	SDP	MPP	SDP	SDP	SDP	MPP
J. Hotels	SDP	N	SDP	SDP	N	N
DSP MIXED USE, COMMERCIAL AND OFFICE SUBDISTRICTS	1	2	7	13	14, 15, 16 and 18a	18 and 18b

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K. Motels	N	N	SDP	SDP	N	N
L. Laundry and cleaning business	SDP	P	P	SDP	SDP	P
M. Office: administrative, professional, and medical (except ground floor)	P	P	P	SDP	P	P
N. Office: ground floor administrative, professional and medical (ground floor dependent; not to exceed 1000 square feet per shopping center)	P	P	P	SDP	P	P
O. Office: ground floor administrative, professional and medical (not ground floor dependent or in excess of 1000 square feet per shopping center)	P	MPP ⁴	MPP ⁴	SDP ⁴	P	MPP ⁴
P. Office: research and development	P	N	N	SDP	P	N
Q. Personal service shops such as barber and beauty shops	SDP	P	P	SDP	N	P
R. Package liquor retail sales, when not combined with another permitted use	N	N	SDP	N	N	SDP
S. Pawn broker shops	N	N	N	N	N	N
T. Public premises for which on-sale beer, on-sale beer and wine or on-sale general licenses for the sale of alcoholic beverages have been issued	SDP	SDP	SDP	SDP	SDP	SDP
U. Repair shops for household appliances and wearing apparel	SDP	P	P	SDP	SDP	P
V. Retail business, including take-out retail food establishments	P	P	P	SDP	SDP	P
W. Restaurants and fast food restaurants	P	P	SDP	SDP	SDP	P
X. Schools, such as business, professional and dance	SDP	P	P	SDP	SDP	P
4. Accessory Uses						
A. Retail commercial uses incidental to and in combination with residential uses;	SDP	SDP	SDP	SDP	SDP	SDP
B. Outdoor dining in conjunction with an approved restaurant use	MPP	MPP	MPP	MPP	MPP	MPP

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5. Temporary Uses						
A. Construction yard, subject to approval of director of public works	MPP	MPP	MPP	MPP	MPP	MPP
6. Other Uses						
A. Adult entertainment establishments	N	N	N	N	N	N
B. Electric transmission substations	N	N	N	N	N	N
C. Massage establishments ²	P	P	P	P	P	P
D. Parking structures	SDP	SDP	SDP	SDP	SDP	SDP
E. Public service buildings and accessory uses	SDP	SDP	SDP	SDP	SDP	SDP
F. Public transportation facilities	SDP	SDP	SDP	SDP	SDP	SDP
G. Public utility buildings and service facilities	N	N	N	N	N	N
H. Recycling centers in convenience zones as required by Public Resources Code Section 14500, et seq.	N	N	SDP	SDP	SDP	N
I. Unenclosed uses other than outdoor dining	SDP	SDP	SDP	SDP	SDP	SDP
DSP MIXED USE, COMMERCIAL AND OFFICE SUBDISTRICTS	1	2	7	13	14, 15, 16 and 18a	18 and 18b
J. Sale or rental of heavy equipment or machinery commonly used for agricultural, construction, industrial, mining, transportation or building service purposes	N	N	N	N	N	N
K. Storage of materials, supplies or equipment for commercial, industrial, or public utility purposes	N	N	N	N	N	N
L. Storage or parking of commercial, industrial or public utility vehicles, except for the purpose of loading or unloading	N	N	N	N	N	N
M. Storage or warehousing of merchandise or products in the building or on the premises for sale other than at retail on the premises	N	N	N	N	N	N
N. Any use which is obnoxious or offensive or creates a nuisance to the occupants or commercial visitors of adjacent buildings or premises by	N	N	N	N	N	N

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reason of the emission of dust, fumes, glare, heat, liquids, noise, odor, smoke, steam, vibrations, or similar disturbances						
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Note:

- ¹ New construction of these uses does not require a special development permit.
- ² Subject to provisions of Chapter 9.41.
- ³ Small and large family daycare allowed only as a residential use of property.
- ⁴ Any lease for office use entered into prior to June 1, 2001 and any subsequent renewals of such existing leases, shall not be subject to the permit requirements set forth in this section. New office leases entered into with new or different tenants on or after June 1, 2001 shall be subject to the provisions of this section.
- ⁵ Except that daytime and overnight parking of up to five commercial motor vehicles (of a type that are less than 10,000 pounds in gross vehicle weight with not more than two axles) that are owned or operated by the person(s), company or business which conducts the primary use is permitted, provided the vehicles are used for purposes of delivery, pick up or service to patrons of the primary use only, do not utilize on-site required parking and are not utilized for purposes of advertising.

Section 19.28.070 Permitted, conditionally permitted or prohibited uses in residential DSP subdistricts.

(a) Table 19.28.070 sets forth those uses which are permitted, conditionally permitted, and prohibited in residential DSP subdistricts and the type of approval a use requires.

(b) It is a violation of this chapter to:

(1) Engage in a use that is conditional without complying with the imposed conditions;

(2) Engage in a prohibited use.

(3) Engage in a use requiring a miscellaneous plan permit, use permit or special development permit without obtaining the required permit.

(c) All permitted uses may be conducted within existing enclosed buildings with no new construction or additions or changes to the exterior of the building. New construction within any subdistrict requires a special development permit as set forth in Chapter 19.90, except that subdistrict 2 (commercial historic) requires a landmark alteration permit as set forth in Chapter 19.96. Minor changes to the exterior of a building may be approved by the director of community development by a miscellaneous plan permit as set forth in Chapter 19.82. (Ord. 2649-00 § 5; Ord. 2623-99 § 1 (part): prior zoning code §§ 19.30.080, 19.30.100--19.30.130, 19.30.170 (part)).

TABLE 19.28.070 Permitted, Conditionally Permitted or Prohibited Uses in Residential DSP Subdistricts

In the table, the letters and symbols are defined as follows:

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P = Permitted use

SDP = Special Development Permit required

MPP = Miscellaneous plan permit required

N = Not permitted, prohibited

DSP RESIDENTIAL SUBDISTRICTS	3, 4, 5 and 17	6 and 10a	8, 9, 10, 11 and 12	8a	8b and 9a
1. Residential					
A. Single-family dwelling and accessory buildings and uses developed on an existing, legally created lot	P	P	P	P	P
B. Boarding and lodging for less than three persons	P	P	P	P	P
C. Residential dwellings and accessory buildings and uses	SDP	SDP	SDP	SDP	SDP
D. Single room occupancy (SRO) living unit facilities	SDP	N	N	N	N
E. Single room occupancy (SRO) residential hotels	SDP	N	N	N	N
2. Recreational Uses					
A. Lodge halls, fraternal associations and social clubs	N	N	N	N	N
B. Parks, playgrounds and recreational areas	SDP	SDP	SDP	SDP	SDP
C. Private nonprofit recreation areas and uses	SDP	SDP	SDP	SDP	SDP
3. Commercial Uses					
A. Assembly, compounding, manufacture or processing of merchandise or products, except such as are customarily incidental or essential to permitted retail commercial and service uses	N	N	N	N	N
B. Automobile service stations	N	N	N	N	N
C. Automobile or other independent motor vehicle-related uses, including but not limited to, auto parts sales and auto rentals, sales, repair and services uses	N	N	N	N	N
D. Cardrooms	N	N	N	N	N
E. Hotels or motels	SDP	N	N	N	N
F. Child care center/nursery	SDP	SDP	SDP	SDP	SDP

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schools/day care center					
G. Small family day care	P	P	P	P	P
H. Large family day care	UP	UP	UP	UP	UP
I. Office: administrative, professional and medical	N	N	SDP	SDP ¹	N
5. Accessory Uses					
A. Accessory living units	SDP	SDP	SDP	SDP	SDP
B. Accessory utility buildings	MPP	MPP	MPP	MPP	MPP
C. Retail commercial uses incidental to and in combination with residential uses	SDP	SDP	SDP	SDP	SDP

DSP RESIDENTIAL SUBDISTRICTS	3, 4, 5 and 17	6 and 10a	8, 9, 10, 11 and 12	8a	8b and 9a
6. Temporary Uses					
A. Residential sales office for new development	MPP	MPP	MPP	MPP	MPP
B. Construction yard, subject to approval of director of public works	MPP	MPP	MPP	MPP	MPP
7. Other Uses					
A. Adult entertainment establishments, as defined in this code	N	N	N	N	N
B. Church, convent, monastery or parsonage	SDP	SDP	SDP	SDP	SDP
C. Electric transmission substations	N	N	N	N	N
D. Massage establishments ²	P	P	P	P	P
E. Non public schools (K-12)	SDP	SDP	SDP	SDP	SDP
F. Public service buildings and accessory uses	SDP	SDP	SDP	SDP	SDP
G. Public utility buildings and service facilities	N	N	N	N	N
H. Recycling centers	SDP	N	N	N	N
I. Storage of materials, supplies or equipment for commercial, industrial, or public utility purposes	N	N	N	N	N
J. Sale or rental of heavy equipment or machinery commonly used for agricultural, construction, industrial, mining, transportation or building service purposes	N	N	N	N	N
K. Storage or parking of commercial, industrial or public	N	N	N	N	N

utility vehicles, except for the purpose of loading or unloading					
L. Storage or warehousing of merchandise or products in the building or on the premises for sale other than at retail on the premises	N	N	N	N	N
M. Any use which is obnoxious or offensive or creates a nuisance to the occupants or commercial visitors of adjacent buildings or premises by reason of the emission of dust, fumes, glare, heat, liquids, noise, odor, smoke, steam, vibrations, or similar disturbances	N	N	N	N	N

Footnotes¹ Within an existing building.² Subject to provisions of Chapter 9.41.**Section 19.28.080 Lot area, floor area ratio, building height and lot coverage.**

(a) Each lot in each subdistrict shall conform to the provisions for minimum lot size as set forth in Table 19.28.080.

(b) New residential development in all subdistricts shall conform to the provisions for lot area per dwelling unit as set forth in Table 19.28.080.

(c) In those subdistricts where floor area ratios are applicable, all new development shall conform to the floor area ratios set forth in Table 19.28.080.

(d) Building heights and lot coverages for every property in every subdistrict of the DSP district shall be in accordance with the provisions set forth in Table 19.28.080. (Ord. 2623-99 § 1 (part); prior zoning code § 19.30.180).

**TABLE 19.28.080
Downtown Specific Plan Subdistrict Minimums and Maximums**

Subdistrict	Minimum Lot Size (acre)	Maximum Floor Ratio (%)	Maximum Building Height		Maximum Lot Coverage (%)
			Feet	Stories	
1	Per SDP	142	125	9	Per SDP
2	None	None	36	3	100
3	0.4	None	50	4	45

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4	0.4	None	50	4	45
5	0.4	None	50	4	45
6	0.4	None	50	4	60
7	0.4	32	50	4	60 (exclusive of podium)
8	0.3 ¹	None	30	2	60
8a	0.3 ¹	None	30	2	60
8b	0.14	None	30	2	40
9	0.3 ¹	None	30	2	60
9a	0.14	None	30	2	40
10	0.3 ¹	None	30	2	60
10a	0.3 ¹	None	50	4	60
11	0.3 ¹	None	30	2	60
12	0.3 ¹	None	30	2	60
13	0.4	75	50	3	60
14	0.9	75	50	3	60
15	0.9	75	50	3	60
16	0.9	75	50	3	60
17	0.4	None	50	4	45
18	None	None	75	5	Per SDP
18a	⁴² 0.9/0.	120	30	2	60
18b	None	None	75	5	Per SDP

¹ Minimum project size-individual lots may be as small as 2600 sq. ft.

² Portion of Sub district 18a, south of McKinley Avenue has 0.4 acre minimum lot

size.

Section 19.28.090 Building setbacks, street frontage setbacks and build-to lines.

(a) Each lot in each subdistrict shall conform to the applicable provisions for front, side and rear yard setbacks, as set forth in Table 19.28.090, except where these setbacks are superseded by street frontage setbacks, as set forth in subsection (b).

(b) In addition to building setbacks, there are established street frontage setbacks as set forth in Table 19.28.090. Where street frontage setbacks are required, all development in the subdistrict shall conform to the street frontage setbacks. Regulations governing street frontage setbacks shall take precedence over front, side and rear yard setbacks in those subdistricts where both street frontage setbacks and front, side and rear yard setbacks have been established and may affect a particular property.

(c) Build-to lines are established for properties located within certain subdistricts, as set forth in Table 19.28.090. In those subdistricts where build-to lines are applicable, all development shall be built so that at least seventy-five percent of the base of the building wall surface is located at the setback line. Architectural features such as colonnades, arcades, wall openings, building recesses, ornamental fences and other similar features which give the appearance of an enclosed area must comply with the setback requirement. (Ord. 2623-99 § 1 (part); prior zoning code § 19.30.190).

**TABLE 19.28.090
Downtown Specific Plan Subdistrict Setbacks**

Sub District	Street Frontage Setbacks (ft.)				Building Setbacks	Build-To Lines (See Notes)
	Side of Sub-District Block					
	N	E	S	W		
North of Washington District						
1	0	n/a	0	15	Building setbacks should be coordinated and equal to those setbacks for other commercial buildings on the street	1
Murphy Avenue Heritage Commercial District						
2	0	0	0	0		2

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East Evelyn/Carroll Street District						
3	18	18	18	18	No side yard setbacks are required The rear yard setback is 20 feet	1, 2
4	18	18	18	18		1, 2
5	18	n/a	n/a	18		5
6	18	18	18	18		1
7	18	18	18	18		1
South of Iowa Area						
8	13	18	13	20	Single-family development in subdistricts 8b and 9a shall provide the same side and rear yard setbacks as required in the R-0 district Side and rear yard setbacks for single-family development in subdistricts 8, 8a, 9, 10, 10a, 11 and 12 shall be determined by special development permit. At least one 4-foot side yard shall be provided Side and rear yard setbacks for multifamily development shall be the same as required in the R-2 district	1, 3
8a	n/a	Na	n/a	18		1, 3
8b	20	20	n/a	n/a		1, 3
9	13	n/a	13	18		1, 3
9a	n/a	20	n/a	n/a		1, 3
10	13	18	13	18		1, 3
10a	n/a	18	n/a	n/a		1, 3
11	13	18	13	18		1, 3
12	13	18	13	18		1, 3

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Mathilda Avenue Corridor						
13	13	20	13	15	- Side yard setbacks are 0 feet - Rear Yard setbacks on Charles Street are 18 feet - 18a Rear yard setbacks are 0 feet	4
14	13	5	13	18		4
15	15	5	15	18		4
16	15	5	15	18		4
18a	0	n/a	15	0		4
Block 17						
17	0	5	15/18	18	Building setbacks are: Front 18 feet; Evelyn Frontage 0 feet; Washington Avenue 18 feet; Charles Street 18 feet	2
Town Center						
18	0	15	15	0		5
18b	0	0	15	n/a		5

Build To Guidelines

- 1) All development shall be built so that at least seventy-five percent of the building front wall surface faces the street.
- 2) Setbacks along Washington Avenue & Evelyn Avenue should adhere to setbacks of other buildings along these streets.
- 3) Residential street is typified by varied building front yard setbacks.
- 4) Some variation in building setback is encouraged to alleviate the "corridor" effect.
- 5) All structures are required to be built up to the setback line.

Section 19.28.100 Landscaping and open space.

(a) All public rights-of-way, private streets or driveways, easements, building and structure setbacks, plazas, pedestrian walkways and parking facilities shall provide landscaping as required and described in the downtown

specific plan and shall meet the minimum standards provided in Section 19.38.060.

(b) Project landscaping shall be designed and planted to be consistent with the streetscape design themes and landscaping provisions set forth in the downtown specific plan streetscape design standards. (Ord. 2623-99 § 1 (part): prior zoning code § 19.30.200).

Section 19.28.110 Architectural standards.

(a) The architectural guidelines for the downtown specific plan shall be applicable to all new development and to all redevelopment or rehabilitation involving changes to the exterior of an existing development.

(b) All new development shall incorporate the architectural design, features and elements found in the architectural guidelines included in the downtown specific plan for the special design district in which it is located.

- (1) North of Washington area (Block 1);
- (2) Murphy Station heritage landmark district (Block 2);
- (3) East Evelyn/Carroll Street (Blocks 3-7);
- (4) South of Iowa area (Blocks 8-12);
- (5) Mathilda Avenue corridor--Office district (Blocks 13-16, 18a);
- (6) Block 17;
- (7) Sunnyvale Town Center (Blocks 18, 18b). (Ord. 2623-99 § 1 (part): prior zoning code § 19.30.210).

Section 19.28.120 Urban design guidelines.

The following design elements and improvements, as described in the downtown specific plan, must be considered and incorporated into the design of projects involving new construction or changes to the exterior of an existing development, when the property is adjacent to, or otherwise affected by the implementation of the design element or improvement.

- (a) Major and minor gateway entry features;
- (b) Street tree planting and parkway landscaping at Mathilda Avenue;
- (c) Public improvements to Mathilda Avenue bridge;
- (d) Maintaining major and minor view corridors and visual focal points;
- (e) Maintaining existing landmark elements or design elements and establishing new landmark elements, structures and buildings;
- (f) Pedestrian circulation and connections between pedestrian oriented elements and features;
- (g) Plazas, linear parks, pocket parks and linear landscaped walkways;
- (h) Public artwork on public or private property. (Ord. 2623-99 § 1 (part): prior zoning code § 19.30.220).

Section 19.28.130 Signs.

(a) Each sign shall comply with the requirements of Chapter 19.44 and shall incorporate design elements and features recommended by the downtown

specific plan, and, where applicable, the Murphy Avenue design guidelines.

(b) Each sign in subdistrict 1 shall conform to the master sign program developed for all property within that subdistrict.

(c) Any sign proposed for subdistrict 2, the Murphy Station heritage landmark district, shall require a landmark alteration permit, in accordance with Chapter 19.96. (Ord. 2623-99 § 1 (part): prior zoning code § 19.30.230).

Section 19.28.140 Parking requirements.

The owner or occupant of land or buildings used for any purpose within the DSP district, except uses within the boundaries of a parking district created by the action of the city council, shall provide off-street parking and loading areas and facilities which conform with all applicable regulations set forth in Chapter 19.46, except that residential development shall provide parking as follows:

(a) Single-family detached development shall provide two parking spaces per dwelling unit, with at least one covered space per dwelling unit;

(b) Multifamily developments shall provide 1.75 parking spaces per dwelling unit, with at least one covered space per dwelling unit;

(c) If a multifamily development proposes to use parking district lots, all public parking used by the new development shall be replaced. In addition, at least one additional parking space per dwelling unit shall be provided on site, with a minimum of one covered parking space provided per dwelling unit. (Ord. 2623-99 § 1 (part): prior zoning code § 19.30.240).

Section 19.28.150 Subdivisions.

All subdivisions and parcel maps shall comply with the minimum subdivision regulations, standards and improvements as set forth in Title 18, with the following special considerations:

(a) Minimum lot sizes in the downtown specific plan district shall conform to the requirements in Table 19.28.080.

(b) Remnant parcels which do not meet minimum lot area requirements shall not be created. A parcelization plan for a block shall be submitted to the director of community development as part of the special development permit review process.

(c) Whenever a subdivision or merger of land or a map is required to be filed in connection with a project within the DSP district, no building permit shall be issued for the project unless and until all of the requirements, including recordation, related to final subdivision or parcel maps have been met, unless otherwise approved, in writing, by the director of community development. (Ord. 2623-99 § 1 (part): prior zoning code § 19.30.250).